

**PRELIMINARY AGENDA
PLANNING AND ZONING COMMISSION MEETING
MAY 21, 2018
5:00 P.M.**

ROLL CALL

APPROVAL OF THE MINUTES

1. April 9, 2018
2. April 16, 2018

COMPREHENSIVE PLAN UPDATE

RULES FOR CONDUCTING PUBLIC HEARINGS

Applicant and applicant representatives for the proposal will speak first for a period not to exceed 15 minutes.

Those members of the public desiring to speak on a particular item should refer to a meeting agenda and fill out a request to speak form indicating which item they wish to speak on and place it in the designated location prior to the meeting. Once the item is announced, each person's name who has filled out a form will be called on to speak. Proponents will speak, then the opponents. Each speaker will not be allowed more than three minutes. The speakers are requested to limit their remarks and to avoid duplication in their presentations.

Applicant will be allowed a total period of five minutes for rebuttal.

Items placed on the Consent Agenda by the Planning Commission Staff will not have time allocated for speaking, unless there is a member of the public present at the meeting who wishes to speak on the item.

CONSENT AGENDA

CONSENT - ITEMS FOR WITHDRAWAL

None

CONSENT - ITEMS FOR DEFERRAL

20

CONSENT - ITEMS FOR APPROVAL

None

REGULAR AGENDA: ITEMS REQUIRE COUNCIL APPROVAL

3. PA-1-18 **17501 Florida Boulevard (Deferred from March 19 for 60 days by the Planning Commission)** To amend the Comprehensive Land Use Plan from Agricultural/Rural (AG/RU) to Commercial (C) on property located on the north side of Florida Boulevard, at the northeast quadrant of the intersection of Florida Boulevard frontage road and Riverside Park Drive, on an

approximately 0.25 acre portion of a 12.5-acre tract, known as the Jessie Kline Property. Section 70, T7S, R2E, GLD, EBRP, LA (Council District 4-Wilson) [Application](#)

This case is related to the next item

4. **Case 14-18 17501 Florida Boulevard (Deferred from March 19 for 60 days by the Planning Commission)** To rezone from Light Commercial (LC2) to Heavy Commercial (HC1) on property located on the north side of Florida Boulevard, at the northeast quadrant of the intersection of Florida Boulevard frontage road and Riverside Park Drive, on an approximately 0.25 acre portion of a 12.5-acre tract, known as the Jessie Kline Property. Section 70, T7S, R2E, GLD, EBRP, LA (Council District 4-Wilson) [Application](#)
This case is related to the previous item

5. **PA-3-18 17000 Perkins Road** To amend the Comprehensive Land Use Plan from Residential Neighborhood (RN) to Neighborhood Center (NC) on property located on the south side of Perkins Road, east of Pecue Lane, and west of I-10, on Tract A of Henry Hatcher Property. Section 61, T8S, R2E, GLD, EBRP, LA (Council District 9-Hudson) [Application](#)
This case is related to the next item

6. **Case 22-18 17000 Perkins Road** To rezone from Rural (R) to General Office Low-Rise (GOL) on property located on the south side of Perkins Road, east of Pecue Lane, and west of I-10, on Tract A of Henry Hatcher Property. Section 61, T8S, R2E, GLD, EBRP, LA (Council District 9-Hudson) [Application](#)
This case is related to the previous item

7. **PA-4-18 9939 Greenwell Springs Road** To amend the Comprehensive Land Use Plan from Commercial (C) to Employment Center (EC) on property located to the north side of Greenwell Springs Road, east of Joor Road, on a portion of Tract A-2-A-2-A of the Wallace Heck Tract. Section 66, T6S, R1E, GLD, EBRP, LA. (Council District 5-Green) [Application](#)
This case is related to the next item

8. **Case 23-18 9939 Greenwell Springs Road** To rezone from Single Family Residential (A1) and Light Commercial (C1) to Light Industrial (M1) on property located to the north side of Greenwell Springs Road, east of Joor Road, on a portion of Tract A-2-A-2-A of the Wallace Heck Tract. Section 66, T6S, R1E, GLD, EBRP, LA. (Council District 5-Green) [Application](#)
This case is related to the previous item

9. **PA-5-18 18700-18800 UND Highland Road** To amend the Comprehensive Land Use Plan from Industrial (I) to Employment Center (EC) on property located on the north side of Highland Road, and to the east of Old Perkins Road East, on Lot 10 of Montan Estates Subdivision. Section 54, T8S, R2E, GLD, EBRP, LA (Council District 9-Hudson) [Application](#)
This case is related to the next item

- 10. Case 25-18 18700-18800 UND Highland Road** To rezone from Rural (R) to Heavy Commercial (HC2) on property located on the north side of Highland Road, and to the east of Old Perkins Road East, on Lot 10 of Montan Estates Subdivision. Section 54, T8S, R2E, GLD, EBRP, LA (Council District 9-Hudson) [Application](#)
This case is related to the previous item
- 11. PA-6-18 18500-18600 UND Highland Road** To amend the Comprehensive Land Use Plan from Industrial (I) to Employment Center (EC) on property located on the north side of Highland Road, and to the east of Old Perkins Road East, on Lot 9-A of Montan Estates Subdivision. Section 54, T8S, R2E, GLD, EBRP, LA (Council District 9-Hudson) [Application](#)
This case is related to the next item
- 12. Case 26-18 18500-18600 UND Highland Road** To rezone from Rural to Heavy Commercial (HC2) on property located on the north side of Highland Road, and to the east of Old Perkins Road East, on Lot 9-A of Montan Estates Subdivision. Section 54, T8S, R2E, GLD, EBRP, LA (Council District 9-Hudson) [Application](#)
This case is related to the previous item
- 13. PA-7-18 6900-7000 UND Burbank Drive** To amend the Comprehensive Land Use Plan from Compact Neighborhood (CN) to Commercial (C) on property located on the south of Burbank Drive, and to the west of South Kenilworth Parkway, on a 3.077 acre portion of 32.65-acres of Tract X-2-B-2, of Kenilworth Crossing Subdivision 2nd filing. Section 6, T8S, R1E, GLD, EBRP, LA (Council District 3-Loupe) [Application](#)
This case is related to the next item
- 14. Case 34-18 6900-7000 UND Burbank Drive** To rezone from Rural (R) to Light Commercial (LC2) on property located on the south of Burbank Drive, and to the west of South Kenilworth Parkway, on a 3.077 acre portion of 32.65-acres of Tract X-2-B-2, of Kenilworth Crossing Subdivision 2nd filing. Section 6, T8S, R1E, GLD, EBRP, LA (Council District 3-Loupe) [Application](#)
This case is related to the previous and next item
- 15. Case 35-18 6900-7000 UND Burbank Drive** To rezone from Rural (R) to Limited Residential (A3.1) on property located on the south of Burbank Drive, and to the west of South Kenilworth Parkway, on a 10.64 acre portion of 32.65-acres of Tract X-2-B-2, of Kenilworth Crossing Subdivision 2nd filing. Section 6, T8S, R1E, GLD, EBRP, LA (Council District 3-Loupe) [Application](#)
This case is related to the previous item
- 16. PA-8-18 6755 Airline Highway** To amend the Comprehensive Land Use Plan from Industrial (I) to Employment Center (EC) on property located on the east side of Airline Highway, north of Prescott Road, on Lot 28-A of Kean Place Property. Section 51, T6S, R1E, GLD, EBRP, LA (Council District 5-Green) [Application](#)
This case is related to the previous and next item

- 17. Case 16-18 6755 Airline Highway** To rezone from Light Industrial (M1) to Heavy Commercial (HC2) and Commercial Alcoholic Beverage (Restaurant) (C-AB-1) on property located on the east side of Airline Highway, north of Prescott Road, on Lot 28-A of Kean Place Subdivision. Section 51, T6S, R1E, GLD, EBRP, LA (Council District 5-Green) [Application](#)
This case is related to the previous item
- 18. PA-9-18 13770 Old Hammond Highway** To amend the Comprehensive Land Use Plan from Compact Neighborhood (CN) to Commercial (C) on property located on the south side of Old Hammond Highway, east of Millerville Road, and west of South Flannery Road Perkins Road on Lot Y of the John J. Kohler Tract. Section 75, T7S, R2E, GLD, EBRP, LA (Council District 8-Amoroso) [Application](#)
This case is related to the next item
- 19. Case 24-18 13770 Old Hammond Highway** To rezone from Rural to Light Commercial (LC2) on property located on the south side of Old Hammond Highway, east of Millerville Road, and west of South Flannery Road on Lot Y of the John J. Kohler Tract. Section 75, T7S, R2E, GLD, EBRP, LA (Council District 8-Amoroso) [Application](#)
This case is related to the previous item
- 20. PA-10-18 2585 Brightside Drive** To amend the Comprehensive Land Use Plan from Residential Neighborhood (RN) to Compact Neighborhood (CN) on property located on the south side of Brightside Drive and to the west of Nicholson Drive, on Tract A of Little Valverde Property. Section 65, T7S, R1W, GLD, EBRP, LA (Council District 3-Loupe) [Application](#)
This case is related to the next item
- 21. Case 32-18 2585 Brightside Drive** To rezone from Single Family Residential (A1) to Limited Residential (A3.3) on property located on the south side of Brightside Drive and to the west of Nicholson Drive, on Tract A of Little Valverde Property. Section 65, T7S, R1W, GLD, EBRP, LA (Council District 3-Loupe) [Application](#)
This case is related to the previous item
- 22. Case 119-17 7925 Owen Street (moved from January and deferred from February 19 for 90 days by the Planning Commission)** To rezone from Single Family Residential (A1) to Zero Lot Line Residential (A2.6) on property located on the north side of Owen Street, southwest of Jefferson Highway on Lot 8 of Jefferson Place East Subdivision. Section 83, T7S, R1E, GLD, EBRP, LA (Council District 11-Watson) [Application](#)
- 23. Case 18-18 203, 232, and 234 Little John Drive (Deferred from April 16 by Councilmember Wilson)** To rezone from Light Commercial (C1) to Heavy Commercial (HC1) on property located on the west side of Little John Drive, south of Florida Boulevard, on Lot 30, Lot 29, and a portion of Lot 28 of North Sherwood Forest Subdivision. Section 37, T7S, R2E, GLD, EBRP, LA (Council District 4-Wilson) [Application](#)

24. **Case 19-18 6822 Ford Street** To rezone from Single Family Residential (A2) to Light Commercial (LC1) on property located on the west side of Mickens Road, at the southwest quadrant of the intersection of Ford Street and Mickens Road, on Lots 18-22 of Zion City Subdivision. Section 40, T6S, R1E, GLD, EBRP, LA (Council District 5-Green) [Application](#)
Deferred to June 18 by the Planning Director
25. **Case 27-18 9323 Hyacinth Avenue** To rezone from Single Family Residential (A1) to Town House District (A2.5) on property located on the north side of Hyacinth Avenue, at the northeast quadrant of the intersection of Hyacinth Avenue and Emmaline Drive, on Lot B of Mayfair North Subdivision. Section 60, T8S, R1E, GLD, EBRP, LA (Council District 12-Freiberg) [Application](#)
26. **Case 28-18 4760 Hooper Road** To rezone from Heavy Commercial (C2) to Commercial Alcoholic (Restaurant) (C-AB-1) on property located on the south side of Hooper Road, and west of Plank Road on a portion of Tract B-1-C-2-B of the Badley Tract. Section 90, T6S, R1E, GLD, EBRP, LA (Council District 5-Green) [Application](#)
27. **Case 29-18 3600-3800 UND Saint Katherine Street** To rezone from Single Family Residential (A2) to Light Commercial (LC1) on property located on the north side of Saint Katherine Avenue, and to the east of Plank Road, on Lot 19 of Saint Gerard Place Subdivision. Section 62, T6S, R1E, GLD, EBRP, LA (Council District 5-Green) [Application](#)
28. **Case 31-18 7450 Antioch Road** To rezone from Rural (R) to Neighborhood Commercial (NC) on property located on the west side of Antioch Road and to the south of Maison Orleans Court, on Lot 1-C-1 of Singleton Tract Property. Section 4, T8S, R2E, GLD, EBRP, LA (Council District 9-Hudson) [Application](#)
29. **Case 33-18 8041 Owen Street** To rezone from Single Family Residential (A1) to Single Family Residential (A2.7) on property located on the north side of Owen Street, and to the south of Palm Park Lane, on Lot 4 of East Jefferson Place Subdivision. Section 83, T7S, R1E, GLD, EBRP, LA (Council District 11-Watson) [Application](#)
30. **RV-2-18 Hollier Road, Campbell Drive and Vida Drive** Revocation of multiple rights-of-way located to the south of Blount Road, within Gibbens Place and Campbell Place Subdivisions. Section 45, T7S, R1W, GLD, EBRP, LA (Council District 2-Banks) [Application](#)
31. **RV-3-18 Dale Drive** Revocation of a 60 foot right-of-way located to the south side of Jefferson Highway, west of Briarplace Drive. (Council District 9-Hudson) [Application](#)

REGULAR AGENDA: ITEMS REQUIRE PLANNING APPROVAL ONLY

- 32. TND-1-07 Phase 1C Revision 1, Rouzan Final Development Plan (Deferred from March 19 by the Planning Director and from April 16 by Councilmember Freiberg)** A proposed revision to provide three retail buildings and one mixed use building with a parking garage on property located South of Perkins Road, east of Glasgow Avenue, on Lot RZ-4 and a portion of Lot RZ-3 of the Ralph Ford Property. Section 94, T7S, R1E, GLD, EBRP, LA (Council District 12- Freiberg) [Application](#)
- 33. PUD-1-04 Willow Grove Plantation, The Settlement at Willow Grove Final Development Plan (Deferred from February 19 by the Planning Director from March 19 by Councilmember Watson and from April 16 by the Planning Director)** A proposed bed and breakfast with an office and event center on property located to the east of Willow Grove Boulevard, between Cypress Barn Drive and Petit Pierre Avenue, on Tract WG-3 and WG-B-1-A-1-B of the Settlement of Willow Grove, Section 56, T8S, R1E, GLD, EBRP, LA (Council District 11 - Watson) [Application](#)
- 34. CUP-5-18 Faith Chapel Church of God (1010 Staring Lane)** To establish a CUP for a religious institution on property located on the east side of Staring Lane and south of Staring Court, on Lot 45-B-1 of the Staring Plantation Subdivision. Section 67, T8S, R1E, GLD, EBRP, LA (Council District 12 - Freiberg) [Application](#)
- 35. SS-1-18 J. P. Creaghan Property (Deferred from March 19 by the Planning Director and from April 16 by Councilmember Hudson)** A proposed five lot subdivision, and dedication of a private street, located to the west of Puligny Avenue, north of Hoo Shoo Too Road, on Tract Z-1-C of the J. P. Creaghan Property (Council District 9-Hudson) [Application](#)
- 36. SS-2-18 Marshall Bond Tract** A proposed three lot subdivision, and dedication of a private street, located to the west side of East Flonacher Road, to the east of Scenic Highway, on Tract X-3 of the Marshall Bond Property (Council District 1-Welch) [Application](#)
- 37. DP-1-18 637 St. Ferdinand Street (Deferred for 60 days from February 19 by the Planning Commission)** A proposed demolition of a building over 50 years old in the Downtown Development District located on the northeast quadrant of the intersection of St. Ferdinand Street and Europe Street, on Lot 3, Block 33 of Beauregard Town. (Council District 10-Wicker) [Application](#)

COMMUNICATIONS

DIRECTOR'S COMMENTS

COMMISSIONERS' COMMENTS

ADJOURN